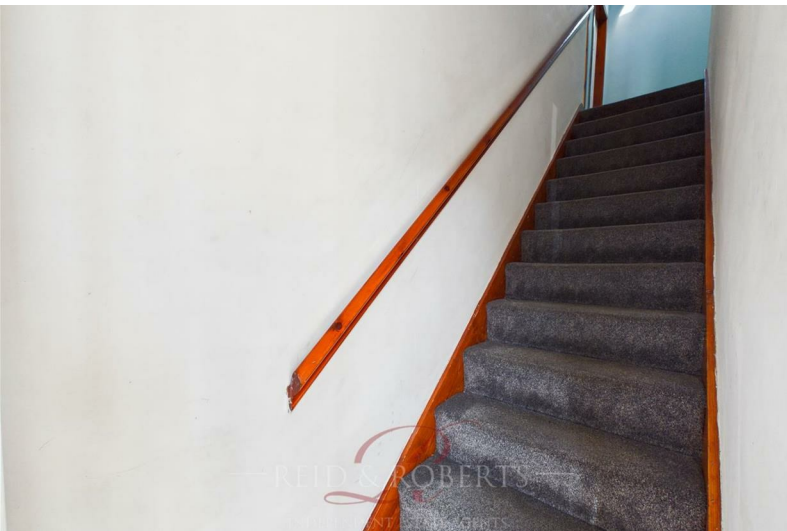




Flat 3 Wern Lane

Rhosllanerchrugog, Wrexham, LL14 2BT

Chain Free £125,000



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Entrance

Approached via a private entrance door with stairs rising to the first floor hallway. Fitted carpet, a double panelled radiator, telephone point, ceiling light point, and doors leading to the lounge, kitchen, bathroom and both bedrooms.

Lounge

A spacious and bright Lounge with fitted carpet, two double panelled radiators, three UPVC double glazed windows, television point and ceiling light point.

Kitchen

Housing a range of wall, drawer and base units with complementary work surfaces incorporating a stainless steel sink unit. Integrated Indesit oven with four ring gas hob and extractor hood above with tiled splashbacks. Space and plumbing for a washing machine, space for a fridge freezer and a cupboard housing the wall mounted boiler. Vinyl flooring, double panelled radiator, ceiling light point and UPVC double glazed window.

Bedroom One

Double bedroom. Fitted carpet, double panelled radiator, UPVC double glazed window and ceiling light point.

Bedroom Two

Again another double bedroom, fitted carpet, double panelled radiator, UPVC double glazed window, television point and ceiling light point.

Bathroom

Fitted with vinyl flooring and comprising a corner shower cubicle with mains shower over, low level

W.C. wash hand basin and fully tiled walls. Double panelled radiator, ceiling light point and a UPVC double glazed frosted window.

Outside

We have been advised by the seller that the property benefits from one allocated parking space, located to the side of the building.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tel: 01978 353000

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.

The agents have not tested the appliances listed in the particulars.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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